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106 Erdington Road, Aldridge, WS9 0RT Guide Price £485,000

A particularly spacious, characterful, Victorian style, semi detached family residence occupying an excellent size plot in this highly sought after residential location within easy reach of local amenities including Aldridge village centre.

* Vestibule * Reception Hall * Cellar * Lounge * Separate Dining Room * Breakfast Room * Fitted Kitchen * Guest Cloakroom * Four Bedrooms * Jack & Jill Bathroom * Double Garage * Off Road Parking * Large Private Rear Garden * Gas Central Heating * PVCu Double Glazing * Intruder Alarm and CCTV Cameras

Council Tax Band D
Local Authority - Walsall



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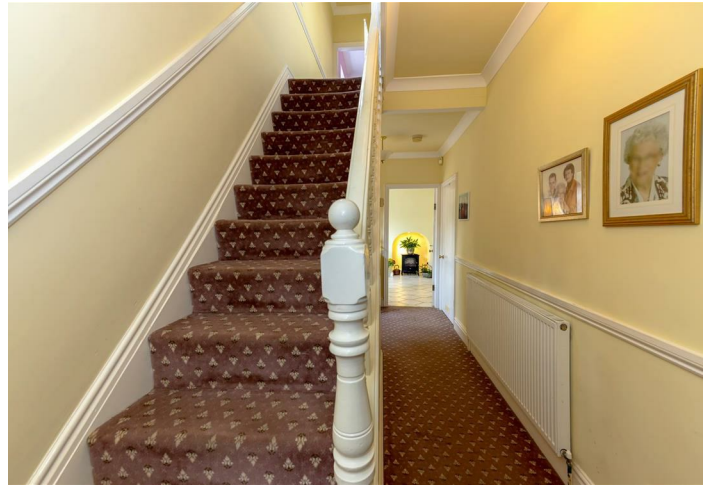
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Company Number: 11253248



106 Erdington Road, Aldridge



Reception Hall



Reception Hall



Lounge



Lounge



Dining Room

106 Erdington Road, Aldridge



Dining Room



Breakfast Room



Breakfast Room



Fitted Kitchen



Guest Cloakroom



First Floor Landing

106 Erdington Road, Aldridge



First Floor Landing



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three



106 Erdington Road, Aldridge



Bedroom Four



'Jack and Jill' Bathroom



Rear Garden



Rear Garden



Rear Garden



Rear Elevation

106 Erdington Road, Aldridge

An internal inspection is highly recommended to begin to fully appreciate the immense charm and character offered by this particularly spacious Victorian style semi detached family residence constructed in approximately 1923. The property occupies an excellent sized plot in this highly sought after residential location within easy reach of local amenities including Aldridge village centre.

Aldridge has the benefit of all main shopping facilities including a Morrison superstore in the centre of the village and is splendidly served with a range of good schools including Aldridge School, St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls available at Walsall.

Recreational facilities are provided at The Stick and Wicket Club at the Green with cricket, running, football and hockey whilst Aldridge Sailing Club can be found at the junction of Stubbers Green Lane and Barns Lane. The splendid Druids Heath Golf Club is located off Stonnall Road.

Regular public transport services run to many local areas, whilst junction 7 of the M6 motorway at Great Barr is within approximately 5 miles, which gives further access to the M5 and M42 whilst the M6 Toll Road is accessible at Brownhills (5 miles) thus giving easy access to all main centres, Birmingham Airport, International Rail Station and The National Exhibition Centre.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

VESTIBULE

having entrance door, tiled floor, ceiling light point, dado rail and ceiling coving.

RECEPTION HALL

with two central heating radiators, three ceiling light points, dado rail, ceiling coving, PVCu double glazed window to side elevation, under stairs storage cupboard off with light and housing the central heating boiler.

SMALL CELLAR

accessed via the reception hall.

GUEST CLOAKROOM

PVCu double glazed frosted window to side elevation, WC, wash hand basin, tiled floor and walls and ceiling light point.

LOUNGE

4.42m x 4.22m (14'6 x 13'10)

PVCu double glazed sash bay window to front elevation, feature fireplace with modern coal effect gas fire fitted, central heating radiator, ceiling coving and dado rail.

DINING ROOM

4.04m x 3.66m (13'3 x 12'0)

PVCu double glazed sash window to rear elevation being an exact replica of the original window, feature fireplace with electric fire fitted, ceiling light point, two wall light points, central heating radiator and fitted safe.

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BREAKFAST ROOM

4.11m x 3.02m (13'6 x 9'11)

PVCu double glazed, double opening doors to the side elevation, feature recessed fireplace, tiled floor, two central heating radiators, ceiling spotlights and ceiling coving.

FITTED KITCHEN

3.53m x 2.39m (11'7 x 7'10)

PVCu double glazed windows to the rear and side elevations, range of fitted mahogany wall, base units and drawers, working surfaces with inset "Franke" stainless steel single drainer double sink unit having mixer tap over, built in "Neff" electric oven and gas hob with stainless steel extractor canopy over, space and plumbing for washing machine and dishwasher, space for tumble dryer and fridge freezer, tiled floor, ceiling spotlights and central heating radiator.

FIRST FLOOR LANDING

PVCu double glazed window to side elevation, ceiling light point, central heating radiator, built in wardrobe/storage cupboard off and large access hatch to boarded loft with drop down ladder.

BEDROOM ONE

4.88m x 4.04m (16'0 x 13'3)

PVCu double glazed sash window to rear elevation, range of fitted wardrobes, central heating radiator, four ceiling light points, four wall light points, dado rail and access to the Jack & Jill bathroom.

BEDROOM TWO

3.81m x 3.81m (12'6 x 12'6)

two PVCu double glazed sash windows to front elevation, range of fitted wardrobes, central heating radiator, ceiling light point and dado rail.

BEDROOM THREE

3.20m x 2.82m (10'6 x 9'3)

PVCu double glazed window to side elevation, central heating radiator, ceiling light/fan, dado rail, vanity wash hand basin with storage cupboard and drawers below, airing cupboard off and built in wardrobe having PVCu double glazed sash window to rear elevation.

BEDROOM FOUR

2.74m x 1.83m (9'0 x 6'0)

PVCu double glazed sash window to front elevation, central heating radiator, ceiling light point and dado rail.

JACK AND JILL BATHROOM

PVCu double glazed frosted window to side elevation, "P-Shaped" bath with shower over and shower screen fitted, pedestal wash hand basin, WC. tiled walls, ceiling spotlights, central heating radiator and being accessed via the master bedroom and the landing.

OUTSIDE

DETACHED DOUBLE GARAGE

4.72m x 4.67m (15'6 x 15'4)

electric up and over door, door leading to the rear garden, light and power.

FORE GARDEN

brick boundary wall with iron railings, gravelled driveway providing off road parking for three vehicles.

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LARGE PRIVATE REAR GARDEN

having secure side access, patio area with raised beds, security lighting, outside power, tap and additional lighting, further patio area with separate gated side access, large lawned area with mature, well stocked borders, trees and shrubs and useful shed.

GENERAL INFORMATION


We understand the property is Freehold with vacant possession upon completion.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC 